

AP MORGAN



Churchfields Close, Bromsgrove, Worcestershire
Asking Price £280,000

Features:

- Well-presented semi-detached house
- Three bedrooms
- Generous family bathroom
- Spacious lounge
- Contemporary fitted kitchen
- Heated dining conservatory
- Low maintenance rear garden & block paved driveway
- Central location to Bromsgrove town & local schooling

Description:

An excellent opportunity to purchase this well-presented three bedroom semi-detached family home, occupying a popular location with ideal access to local schooling and Bromsgrove town centre.

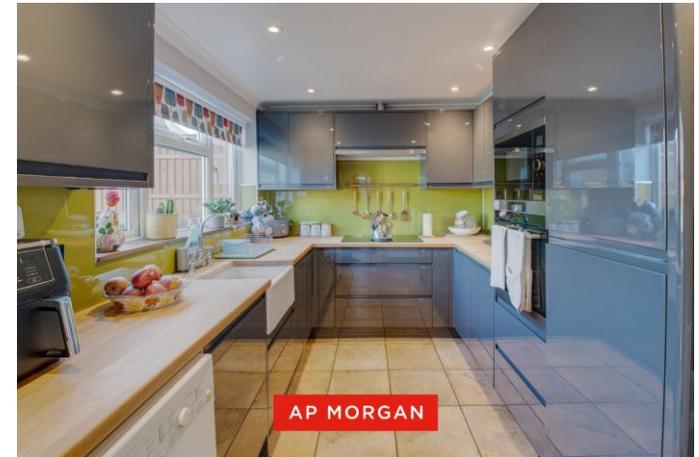
The property is approached via a block paved driveway providing parking for multiple vehicles, with an enclosed porch leading to the front door.

Once inside, the accommodation briefly comprises an entrance hall, a spacious lounge with a bow bay window to the front aspect and a feature coal effect gas fire, and a contemporary fitted kitchen with high gloss units, a range of integrated appliances including a built-in oven, microwave, induction hob, dishwasher and an inset ceramic Belfast style sink. The kitchen provides access to a heated dining conservatory to the rear, a large store cupboard housing the boiler, and a side door leading out to a good-sized timber framed covered side entry providing access between the front and rear of the property.

Rising to the first floor, the landing serves two double bedrooms, a well-proportioned single third bedroom and a sizeable four piece family bathroom suite with a bathtub and separate shower enclosure.

The rear garden is low maintenance and well finished, laid to a paved seating area and artificial lawn with a greenhouse and timber fenced boundaries.

Ideally placed for everyday convenience, the property sits close to local convenience stores, eateries and green spaces,



and falls within the catchment for several well-regarded primary and secondary schools. Bromsgrove town centre is within a mile, offering a wide range of amenities including supermarkets, gyms, restaurants and shops.

Details:

Entrance Hall

Porch

Lounge 3.64 x 4.64 Max

Kitchen 5.60 x 2.53 Max

Dining Conservatory 2.81 x 2.55

Covered Side Entry 4.82 x 2.35

First Floor Landing

Bedroom One 3.17 x 3.12

Bedroom Two 3.00 x 2.95

Bedroom Three 2.54 x 2.39

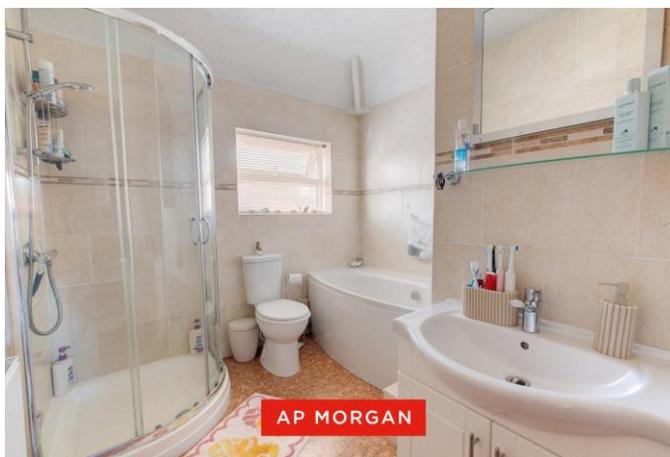
Family Bathroom 2.70 x 2.55 Both max

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

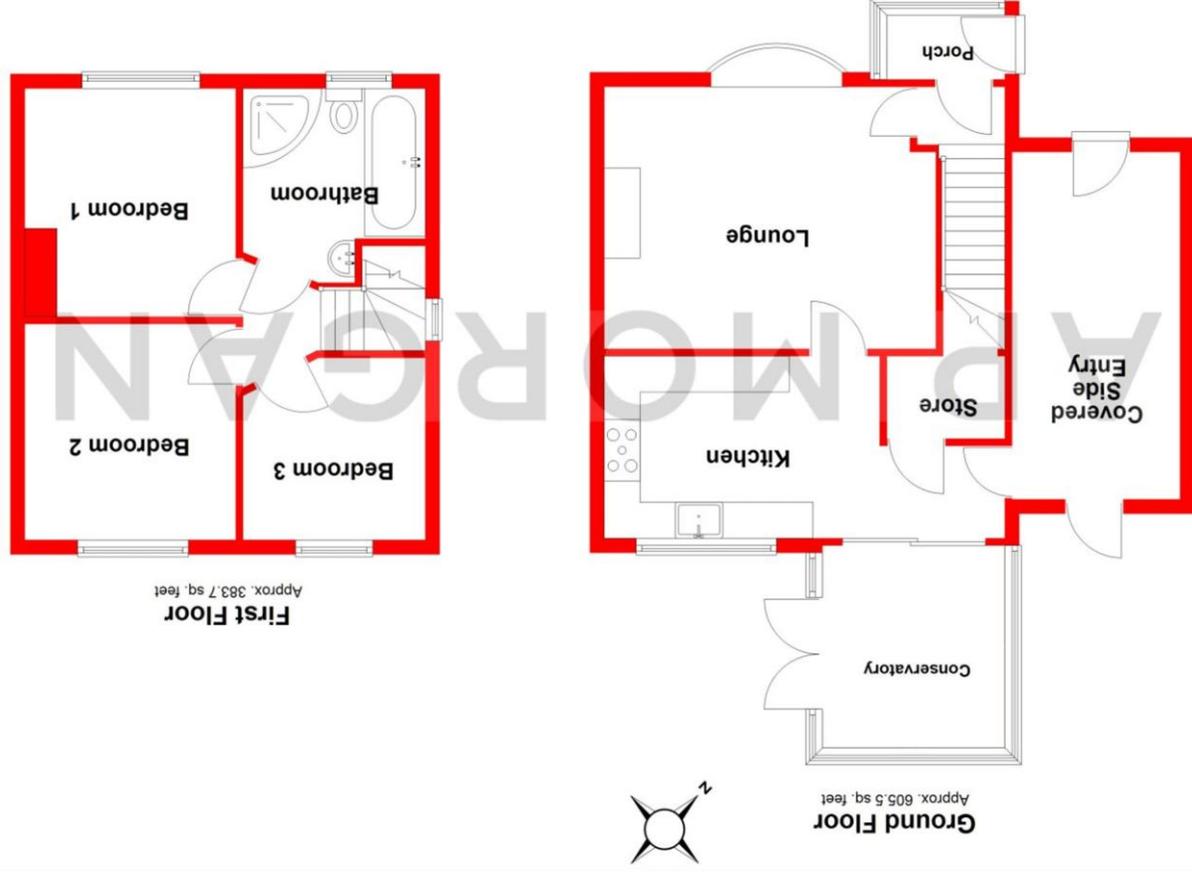
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.